



Property: D2303-B03B-AB

**NEW CONSTRUCTION:  
Modern apartment on  
the 3rd floor with 1  
bedroom**

Flat, Palmanova

486.000,00 €

## Data overview

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| PropNo                              | D2303-B03B-AB                         |
| Type of property                    | Apartment                             |
| Kind of property                    | Flat                                  |
| Type of use                         | Residential                           |
| Type of commercialization           | Purchase                              |
| Floor                               | 2                                     |
| Postcode                            | 07181                                 |
| City                                | Palmanova                             |
| State                               | Balearic islands                      |
| Additional geographical information | Palmanova                             |
| Constructed area                    | approx. 67 sqm                        |
| Living area                         | approx. 56 sqm                        |
| constructed area                    | approx. 67 sqm                        |
| Number of bedrooms                  | 1                                     |
| Number of bathrooms                 | 1                                     |
| Number of rooms                     | 2                                     |
| Balcony/terrace area                | approx. 16 sqm                        |
| Waste water connection              | Yes                                   |
| Construction style                  | Massive                               |
| Year of construction                | 2025                                  |
| Number of buildings                 | 3                                     |
| Number of residential units         | 36                                    |
| Elevator                            | Lift                                  |
| Type of parking space               | Tiefgarage, Stellplatz im Freien      |
| Swimmingpool                        | Yes                                   |
| Details Pool                        | Swimmingpool + Kinder-Swimmingpool    |
| Gym / Fitnessbereich                | Yes                                   |
| Kitchen                             | Fitted kitchen, Open kitchen          |
| Heating type                        | Air Conditioning hot / cold (central) |
| Window                              | Double glazing                        |

|                              |                    |
|------------------------------|--------------------|
| Cable Sat TV                 | Yes                |
| Balcony                      | Yes                |
| Alignment of balcony/terrace | West               |
| Year of construction         | 2025               |
| Condition                    | Erstbezug / Neubau |
| Purchase price               | 486.000,00 €       |

## Highlights

New construction, first occupancy, modern design, balcony, modern open kitchen, 1 bedroom, 1 bathroom en suite, central air conditioning hot / cold, elevator, large community pool + additional children's swimming pool, fitness room (community), additional space for community events, parking for bicycles, underground parking, storage rooms, close to the beach (about 300m).

## Description

The apartment on the 3rd floor offers on a living area of approx. 56m<sup>2</sup> (built interior area, without terraces) a living / dining area with open kitchen, a master bedroom with dressing area and bathroom en suite. Furthermore, the property offers a balcony of about 16m<sup>2</sup>, part of which is separated for a small utility room. The communal area offers a large swimming pool, a gym, another room for the community and beautifully landscaped gardens and terraces.

The photos shown here are digital 3D views (renderings). They are intended to exemplify the eventual completion of the property. The developer reserves the right to make adjustments.

The completion of this apartment is scheduled for January 2025. The handover of the apartment is planned for June 2025.

## Location

Palmanova is located in the southwest of Mallorca, belongs to the municipality of Calvia and is only 20 minutes by car from the capital Palma de Mallorca and 30 minutes by car from the international airport. Within walking distance from the apartment is the attractive seaside resort of Palmanova, with a large bay with several sandy beaches and crystal clear waters. In the immediate vicinity you will also find various recreational facilities and stores for daily needs.

## Other data

This new building apartment in Palmanova is offered to you by your real estate agent Holzmüller - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions they reach us under [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.com) or by Whatsapp / telephone under 0034 603 367 779.



The information is based on information from the seller and is passed on without assumption of liability by us. We will of course verify this information before any sale by obtaining an extract from the land register.

## Images



Balcony (Rendering)



Living (Rendering)



Kitchen (Rendering)



Kitchen (Rendering)



Community (Rendering)



Bedroom 1 (Rendering)



Bathroom 1 (Rendering)



Bedroom 2 (Rendering)



Community (Rendering)



Swimmingpool (Rendering)

## Floor Plan



El presente plano comercial, que incluye una parte gráfica y datos relativos a superficies, puede ser objeto de modificaciones ordenadas por los organismos públicos competentes y/o exigencias técnicas o jurídicas, siempre y cuando estén justificadas y no supongan alteraciones sustanciales. El mobiliario mostrado no está incluido y el equipamiento del inmueble será el indicado en la correspondiente memoria de calidades.

Plano Bloq. B Esc. B P3-B

## Your contact person

Mr. Marcel Holzmüller

HOLZMÜLLER - Real Estate Mallorca (Numero de registre: GOIBE723026/2024)

Camí des Comellar 7

07157 Port d'Andratx

Mobile:0034 603367779

E-Mail: [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.com)

Web: [www.holzmueller-mallorca.com](http://www.holzmueller-mallorca.com) / [www.luxusimmomallorca.com](http://www.luxusimmomallorca.com) / [www.apartbalear.com](http://www.apartbalear.com)

### Legal notice

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.